

COA # 2014-COA-278 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION		Hearing Date AUGUST 6, 2014
	STAFF REPORT		NEW CASE Center Twp. Council District 9 Joseph Simpson
	1615 N. TALBOTT STREET HERRON-MORTON PLACE		
	Applicant TRADE DESIGN STUDIO mailing address: 1728 N. New Jersey Street Indianapolis, IN 46202 <hr/> Owner: AMOS ALEXANDER 1623 N. Talbott Street Indianapolis, IN 46202		
NEW CASE			
IHPC COA: 2014-COA-278 (HMP) <ul style="list-style-type: none"> • Construct 4-car attached garage • Enclose space between rear wings • Remove two chimneys • Remove two-story deck & door • Remove second story deck & door • Relocate two windows on north façade • Replace front façade dormer windows • Replace third floor door with windows • Replace front door 			
STAFF RECOMMENDATION: Approval of a Certificate of Authorization			
STAFF COMMENTS			

Background of the Property

Charles H. Eriven built this two-story dwelling in 1903 and sold it to Attorney Frederick Wiley. The house was divided into four units in 1924. It was subsequently owned by a variety of owners, including the Herron School of Art, which used the building for painting and photography studios and storage. It has been vacant in recent years.

This 2 ½ story, Shingle Style, frame house has clapboards on the first floor and wood shingles on the second. There are pronounced dormers on the front. The house features a low-pitched hipped gable roof with wide eaves and front gable. Some original leaded glass casements are still in the home, many other windows are replacements of different types and styles. Sometime between 1915 and 1954 the original one-story south open porch was enclosed and enlarged as a two-story addition executed in the same materials and style.

Historic maps show an accessory structure at the southeast corner of the lot. This appears to have been demolished between 1979 and 1986.

Project Plans

The house, currently vacant and gutted on the interior, is being converted to a duplex. Trade Design Studio is the architect on the project.

Attached Garage

Four off-street parking spaces are required for a duplex in the D-8 zoning classification. The applicant would like to construct a four-car garage on the alley. It will only be attached at the northeast corner, where the main building extends out into the rear yard. There will be a courtyard area created by the garage and house.

The garage has a simple design. It features a hipped roof similar in pitch to the main house. It has clapboard siding and two double overhead garage doors. The pedestrian door on the west façade has a hipped roof covered entry. Custom milled brackets to mimic those on the house are used for detailing.

Reasons to Approve Garage. Although attaching a garage to a historic house is generally inappropriate, there are unique circumstances that justify it in this case:

1. The lots on the east side of Talbott are unusually shallow, leaving little back yard in which to construct a garage.
2. The historic house is larger than most and occupies a large portion of the lot, making a detached garage difficult to fit.
3. A variance to allow less parking in a smaller garage would not be advisable, because on-street parking is not plentiful in this immediate area, especially when Herron High School is in session.
4. The garage has been designed to complement the main house, and not to look as if it was an afterthought.
5. Most of it is detached, only being attached at the rear jog of the house, where it makes more sense to connect it rather than truncate the design or create a very narrow, unusable separation.

Enclose space between rear wings

At the rear of the house is a small recess between two wings. It has an awkwardly shaped roof, and doesn't serve a particularly functional purpose. The intent is to salvage the wood shingles from this area, and enclose that space with a flush wall that will blend seamlessly with the main body of the house.

Remove decks & door openings

Inappropriate open decks were constructed at some point on the rear façade. These will be removed during the remodel. This also necessitates removal of access doors that lead out to the upper story decks. These will be covered by wood siding to match the surrounding siding. The first floor porch/deck will be retained and painted. Where missing trim board will be added to match the rest of the house.

Remove two chimneys

The applicant would like to remove two chimneys. One is at the rear, and not readily visible. The other is on the front southwest corner, and was likely more decorative before the south porches were enclosed. It is now an interior chimney. The problem with retaining it above the roofline is that the chimney takes up a large space in the middle of an interior room, and the intention is to remove it entirely. It is not decorative or character defining. It may have had decorative elements at some time, but it is now simple and capped with a modern cover.

Replace front façade dormer windows

A former owner replaced the dormer windows with an inappropriate, larger style without a COA. The applicant intends to return the opening to its original configuration with 3 double hung windows that match photos on file from before the work was performed.

Replace front door

The front door was replaced without a COA by a previous owner. The applicant intends to install a new door in this location, most likely a double door system. Originally the intention was to re-enclose what is believed to have been a vestibule. To protect their investment in a new door, they have since decided to leave it

recessed to offer some protection from the weather. Staff will work with the applicant on final design sign-off.

Relocate two windows

Two windows on the first floor of the north façade will be slightly moved. The difference in appearance is negligible, and retains appropriate spacing and fenestration patterns.

Replace third floor door with window

A door to nowhere was added in the attic dormer on the rear façade. This will be altered to a double hung window, and retain the Palladian styling of the windows.

Herron-Morton Place Area Plan

The Plan's Renovation Guidelines provide direction for reviewing this project:

- *If an original door is lost, its replacement may be an old or new door compatible with the building style. New doors should be wood, unless the original was a different material, and should match the original in size, shape and proportion.*
- *Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.*
- *Additions should be located away from the front façade and at the rear.*
- *The scale, height, size, and mass should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.*
- *Original chimneys which contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.*
- *Window replacement should be considered only when . . . The existing windows are not original and are not significant*

Reasons to Grant a Certificate of Authorization

1. Insubstantial Effect. Approval will have an insubstantial effect on the historic area because the garage is designed to appear separate and subsidiary from most angles, and
2. Hardship. Denial would result in a substantial hardship because of the difficulty to provide adequate off-street parking on an unusually small lot with an unusually large historic house.

STAFF RECOMMENDED MOTION

2014-COA-278 (HMP):

To approve a Certificate of Authorization to:

1. **Construct a 4-car attached garage**
2. **Enclose space between rear wings**
3. **Remove two chimneys**
4. **Remove a two-story deck & door**
5. **Remove a second story deck & door**
6. **Relocate two windows on the north façade**
7. **Replace front façade dormer windows**
8. **Replace third floor door with windows**
9. **Replace front door**

All per the submitted documentation and subject to the following stipulations:

DCE: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings.
Approved _____ Date _____
 2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*
 3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction.
Approved _____ Date _____
4. Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
 5. Trim and siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.
 6. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
 7. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

Staff Reviewer: Emily Jarzen



Maps of subject property



1915 Sanborn map



Aerial photo facing east



Aerial photo of subject property



Photograph of subject property



Rear yard



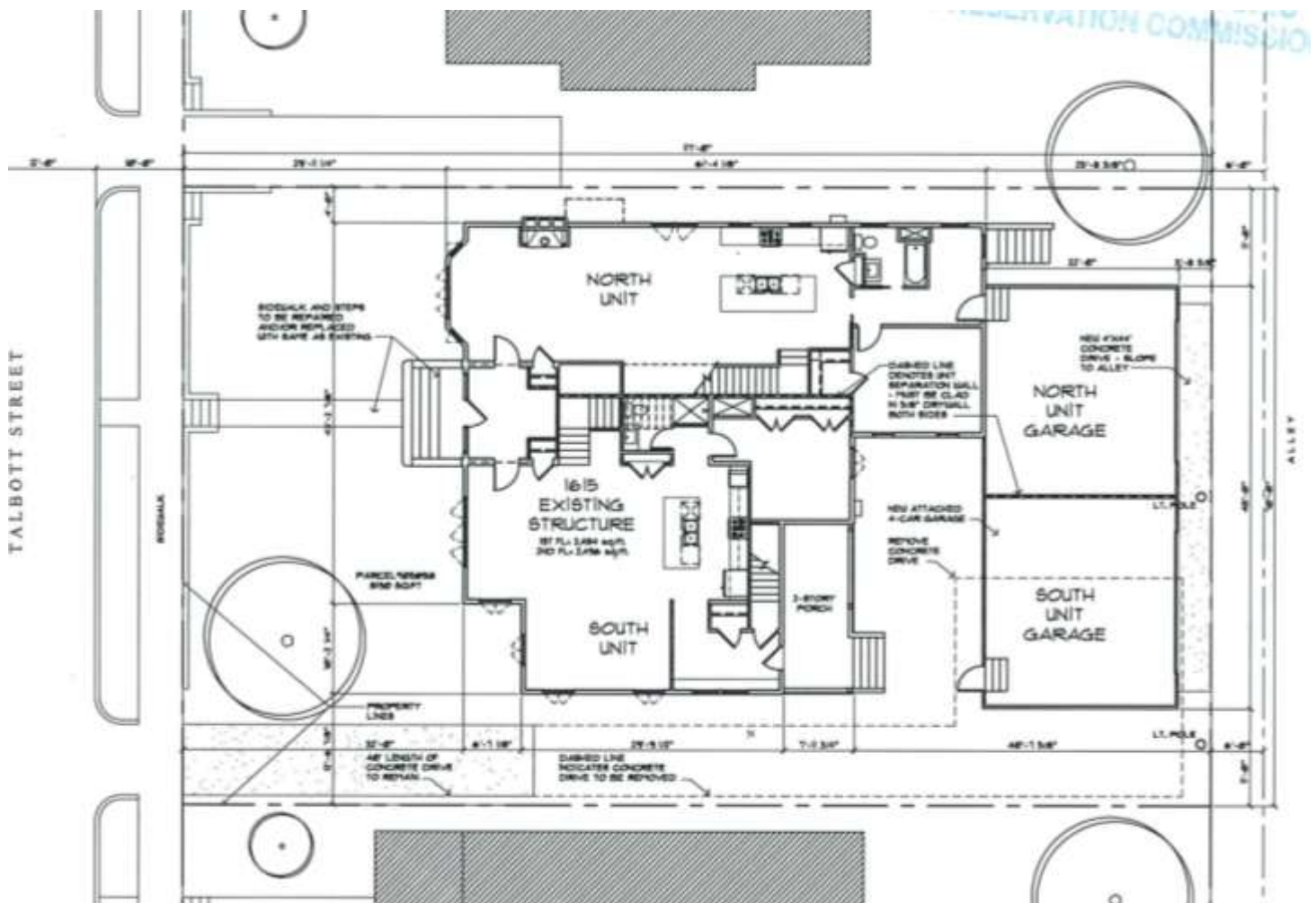
Rear façade with porches and recess visible



Recessed area



Front chimney proposed for removal



Proposed site plan

